



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SE-4667 REMAND                      **Councilmanic District:** 5  
**Meeting Date:** 2/8/2016                      **Zone(s):** R-R  
**Case Name:** Sycamore Hill (Remand)  
**Applicant:** Presidential Care, LLC / Stoddard Baptist Home, Inc.  
**Location:** Located on the east side of Lottsford Vista Road, across from its intersection with Cleary Lane, also identified as 3911 Lottsford Vista Road, Bowie, Maryland (7.91 Acres; R-R Zone).  
**Request:** Requesting approval of a Special Exception for an Adult Day Care for 15 persons and a 63-unit Assisted Living Facility for 78 persons.  
**Companion Case(s):** SE-4667

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval, with Conditions  
**Planning Board:** No Motion to Consider  
**Zoning Hearing Examiner:** Approval, with Conditions

#### LEGAL DEADLINES:

**Appeal date:** 9/4/2015  
**Review date:** 9/30/2015  
**Action date:** 2/15/2016

#### Municipality:

*Comments:*

**Opposition:** The Willow Grove Citizens Association, et. al.

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**Staff:** Taslima Alam

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#### HISTORY:

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Acting Body:	Date:	Action:
Sitting as the District Council	05/04/2015	remanded
<b>Notes:</b> Council adopted the prepared Order of Remand to the Zoning Hearing Examiner (Vote: 8-0; Absent: Council Member Patterson).		
Clerk of the Council	05/12/2015	mailed
<b>Notes:</b> The Notice of Decision of the District Council was mailed to Persons of Record.		
Zoning Hearing Examiner	08/05/2015	approval with conditions
Person of Record	09/04/2015	appealed
<b>Notes:</b> Ms. Tiffany Alston filed an appeal of the Zoning Hearing Examiner's decision and requested Oral Argument.		

- Person of Record 09/04/2015 appealed  
**Notes:** *Margaret Boles, Acting President, Mattie Gibson, Treasurer, Florence Miller, Secretary and Barrington McKoy, Safety Officer, Willow Grove Citizens Association, appealed the Zoning Hearing Examiner's decision and requested Oral Arguments.*
- Sitting as the District Council 09/21/2015 elected to make the final decision  
**Notes:** *Council elected to make the final decision on this item (Vote: 9-0).*  
 Aye: 9 Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner
- Clerk of the Council 10/14/2015 mailed  
**Notes:** *Notice of Oral Argument Hearing was mailed to Persons of Record.*
- Sitting as the District Council 11/16/2015 hearing held; case taken under advisement  
**Notes:** *Taslina Alam, M-NCPPC, provided an overview of the Special Exception application. Joan W. Oxendine, Margaret Boles and Tiffany Alston Gray spoke in opposition. Arthur Horne, Jr., Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*  
  
*Council took this case under advisement.*
- Sitting as the District Council 02/08/2016 referred for document  
**Notes:** *Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Lehman).*  
 Aye: 8 Davis, Glaros, Harrison, Taveras, Toles, Franklin, Patterson and Turner  
 Absent: 1 Lehman
- Sitting as the District Council 02/08/2016 approval with conditions  
**Notes:** *Council adopted the prepared Zoning Ordinance No. 3 - 2016 of approval, with conditions (Vote: 8-0; Absent: Council Member Lehman).*  
 Aye: 8 Davis, Glaros, Harrison, Taveras, Toles, Franklin, Patterson and Turner  
 Absent: 1 Lehman
- Clerk of the Council 02/10/2016 mailed  
**Notes:** *The Notice of Final Decision of the District Council was mailed to Persons of Record.*
- Person of Record 03/11/2016 filed  
**Notes:** *Tiffany Alston, et al., filed a Petition for Judicial Review in Circuit Court.*
- Clerk of the Council 05/17/2016 transmitted  
**Notes:** *Appealed case transmitted to Circuit Court via Principal Counsel's Office.*

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**Document(s):** SE-4667 Appeal\_Tiffany Alston, SE-4667 Appeal\_Willow Grove Citizens Assoc,  
SE-4667 REMAND Zoning Hearing Examiner Decison